



Approved November 30, 2005

**PLANNING COMMISSION  
CITY OF SCOTTSDALE  
CITY HALL KIVA  
3939 NORTH DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
NOVEMBER 9, 2005**

**STUDY SESSION MINUTES**

**PRESENT:** David Gulino, Chairman (arrived at 4:22 p.m.)  
Steve Steinberg, Vice-Chairman  
David Barnett, Commissioner  
James Heitel, Commissioner  
Eric Hess, Commissioner (arrived at 4:14 p.m.)  
Steven Steinke, Commissioner

**ABSENT:** Jeffrey Schwartz, Commissioner

**STAFF PRESENT:** Tim Curtis  
Kroy Ekblaw  
Lusia Galav  
Phil Kercher, Transportation Dept.  
Sherry Scott  
Al Ward

1. **CALL TO ORDER**

The study session of the Scottsdale Planning Commission was called to order by Vice Chairman Steinberg at 4:13 p.m.

2. **ADMINISTRATIVE REPORT - LUSIA GALAV**

Ms. Galav stated that she had no administrative report to share.

3. **MAYO CLINIC DISCUSSION**

Deferred

4. **REVIEW OF NOVEMBER 9, 2005 AGENDA**

**CONTINUANCES**

**APPROVED**

2. [1-ZN-2005 \(Sereno Canyon\)](#)
3. [19-ZN-2005 \(Sierra Highlands\)](#)
4. [15-ZN-2005 \(Silverstone\)](#)
5. [13-UP-2005 \(Scottsdale & Pinnacle Peak Mxd\)](#)

Ms. Galav noted that these items are continued to the November 30, 2005 meeting.

6. [20-ZN-2005 \(Windmill Pass\)](#)

Ms. Galav reported attempts to obtain a letter of withdrawal from the Applicant. The Applicant told her he intends to address the Commission on this item. Ms. Galav noted that since this item relates to a General Plan case that was withdrawn, she expects that it may, in-fact, be withdrawn.

#### **EXPEDITED AGENDA**

7. [18-UP-2005 \(Gourmet Corner\)](#) Staff—Al Ward, Applicant Dave Slogar

Ms. Galav noted that Mr. Ward distributed an amended stipulation related to the grease trap. Staff is in agreement with the amended stipulation.

8. [20-UP-2005 \(Sandbar Mexican Grill\)](#) Staff—Kira Wauwie, Applicant John Berry

Ms. Galav reported that this establishment is under State orders to apply for and receive a liquor license by January 15, 2006. A companion liquor license case will be heard by the City Commission on December 12th. The application is for a series 6 license.

#### **REGULAR AGENDA**

9. [11-AB-2005 \(Hettinger Abandonment\)](#) Staff—Al Ward, Applicant Cari Hettinger

Ms. Galav noted there is some opposition to this case. Mr. Ward explained that two neighbors have indicated that they are affected by the abandonment. One neighbor needs the alley to maneuver in when parking his RV. The other neighbor uses the alley to move between two streets.

Vice-Chairman Steinberg inquired as to other possible options available to the owner of the RV. Mr. Ward noted the option of using 65th Street.

Commissioner Hess queried the reason for the abandonment. Mr. Ward reported that that portion of the alley is not required for overall circulation. All properties will continue to have access. Garbage pickup is still accommodated.

Upon inquiry by Commissioner Heitel, Mr. Ward explained that there is an alley on the west side of 65th Street which would line up with the segment that is proposed to be abandoned on the east. Mr. Ward further explained that a 112-foot segment between 65th Place and 65th Street would be abandoned. The remaining portions of the alleys would continue to have full access and full circulation.

Commissioner Heitel opined that perhaps the Commission should look at the larger picture, rather than chopping alleys up piecemeal. Mr. Ward replied that from the circulation point of view, the abandonment would not have an adverse effect.

**APPROVED**

Commissioner Barnett asked how staff prioritizes abandonment questions, noting that the property owner on the other side of the alley might have an equal claim to the alley. Mr. Ward explained that this part of the alley has been less used. In the past, the majority of the circulation was from 65th Place instead of 65th Street.

10. [46-ZN-1990#16 \(Scottsdale Healthcare\)](#) Staff—Tim Curtis, Applicant Stephen Earl

Request by owner to rezone 2.5+/- acre parcel from Planned Community District with Central Business District comparable uses (C-2 PCD) to Planned Community District with Commercial Office comparable uses (C-O PCD) with amended development standards on a 10.5+/- acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Stephen Earl, 602-265-0094.**

11. [21-UP-1995#3 \(Scottsdale Healthcare\)](#) Staff—Tim Curtis, Applicant Stephen Earl

Ms. Galav noted that items 10 and 11 are related.

Commissioner Barnett inquired regarding a stipulation that a stop light be installed on Thompson Peak Parkway at the time the property is occupied. Mr. Curtis confirmed the existence of the stipulation and explained understanding from the Transportation Department that a stop light will be installed when it is warranted, which or may not be at the time the building is occupied. Commissioner Barnett expressed a desire that the requirement be part of the stipulations of the actual application, expressing concerns that a number of years might otherwise elapse before the traffic light is installed. Mr. Curtis deferred to the Transportation Department, who would be in attendance at the regular meeting.

Upon arrival at the meeting by Mr. Kercher, Commissioner Barnett questioned why the traffic signal can not be installed when the Scottsdale Health Center goes into operation. Mr. Kercher replied that this intersection will also serve the Stacked Forties, which is stipulated for 50 percent of the cost. The Transportation Department stipulated that the hospital should pay the other half of the cost. Mr. Kercher also noted that the practice of the Transportation Department is to determine that a signal light is warranted before one is installed.

Chairman Gulino asked how the Transportation Department decides whether traffic signal lights are warranted. Mr. Kercher indicated that traffic counts are performed or projected traffic volumes are used in the determination, which would likely occur when the hospital is under construction.

Chairman Gulino remarked that he would like to have some technical support in making the decision. A discussion ensued on the process by which developers fund signal lights. Commissioner Barnett expressed that a hospital needs good access for emergency vehicles and for patients driving to the site under stress and opined that this factor alone should warrant that a signal light be operational when the hospital opens. Mr. Kercher implied that the intersection must still meet the regular standards and noted that there are other steps that can be taken in the meantime to make the area safer. He further noted that whether a signal light is needed depends on traffic volumes on adjacent streets and opined that in this case, a traffic light will likely be needed.

In answer to a question from Commissioner Steinke, Mr. Curtis stated that the hospital is to be completed in 2007. Commissioner Steinke commented that perhaps the signal light will be warranted before the hospital is completed. Mr. Kercher noted an existing stipulation requiring that the underground infrastructure be put in place so that when the signal is warranted it can be quickly installed.

**APPROVED**

5. **REVIEW OF NOVEMBER 30, 2005 TENTATIVE AGENDA**

Ms. Galav noted that aside from the continuances enumerated above, there are three new items.

14-UP-2005, The Classic Car Spa.

39-ZN-1992-4, Mayo Clinic.

Mr. Ekblaw referenced that the Mayo Clinic has been updating their master plan and presented a PowerPoint presentation of Mayo Clinic Conceptual Site Master Plan Layout.

Ms. Galav noted that the final new item for the November 30, 2005 agenda is 88-DR-2005, ASU Scottsdale Center for New Technology. The Planning Commission will be asked to make a recommendation on the ornamental monument feature. The development standards for the Center require that the Development Review Board and the Planning Commission make a recommendation for the height of the Sky Song shade structure.

Commissioner Barnett noted discussing two questions with Mr. Kurt Jones prior to Mr. Jones' departure: First, Commissioner Barnett requested an update on the Airpark. The second question was the proliferation of chain link fence around closed businesses in south Scottsdale and elsewhere. Commissioner Barnett expressed a strong desire to find a way to prevent the use of chain link fence. Ms. Galav undertook to address these issues at the November 30, 2005 meeting.

6. **ADJOURNMENT**

With no further business to discuss, the study session adjourned at 4:46 p.m.

Respectfully submitted,  
A/V Tronics, Inc.

**APPROVED**